



"Some of our youth will go to college, others will not. We need to create trade schools so that these youths have skills they need to get good jobs."

Charles Tull, Cluster 1 resident

## Cluster 1's Vision for Job Centers Is...

*Cluster residents have access to training programs in computer technology, skilled trades, entrepreneurship and health services. These programs have enabled residents to gain the skills necessary to fill the retail, service, manufacturing and high technology jobs available in the Cluster. Industrial businesses are physically separated from residential areas and the businesses have attractive landscaping to buffer the residential areas. A number of industrial areas have been "reborn" as "In-Place Industrial Parks", which offer improved security and services that make them much more competitive with suburban industrial parks. An Eco-Industrial Park has also located in the Cluster, allowing jobs to be created without compromising residents quality of life.*

### Job Centers Reinvestment Issues

Strategies to address the development of new job centers and retention of existing job centers in the Cluster must consider a number of important issues. For instance, the City should seek to attract and retain appropriate businesses that enhance the quality of life in the Cluster. The Cluster does not need any additional heavy industrial uses, given the existing level of industrial development. Residents are concerned about heavy truck traffic in some neighborhoods and its impact on quality of life (see Transportation Reinvestment Recommendations section).

### Summary of Prioritized Land Use & Policy Job Centers Reinvestment Recommendations

1. Facilitate the creation of job training centers in the Cluster that offer a range of programs and work with Cluster businesses to create apprenticeship opportunities.
2. Establish a jobs network that links community-based non-profits, training centers, schools and employers to identify and connect Cluster residents with jobs.
3. Prohibit undesirable businesses from locating in or expanding their current operations in the Cluster.
4. Actively market the Cluster as an attractive location for a variety of job centers, with the exception of new heavy industrial job centers.
5. Work with the community to develop a Cluster-wide rezoning plan to restrict the development of new light and medium industrial businesses to appropriate areas of the Cluster.
6. Facilitate the development of "In-Place Industrial Parks" to retain existing businesses.
7. Reduce human health risks in the Cluster.

## ***Detailed Description of Land Use/Physical Job Centers Reinvestment Priorities***

1. **Facilitate the creation of job training centers in the Cluster that offer a range of programs and work with Cluster businesses to create apprenticeship opportunities.**

Existing Cluster businesses and potential new job centers offer employment opportunities for Cluster residents. However, many residents need job readiness and specific skills training in order to qualify for these positions. The Cluster needs training centers that work closely with local businesses and placement agencies to ensure that trainees have access to jobs when they complete their training. Because many residents would like to patronize locally owned businesses, the Cluster should also have access to entrepreneurial training and mentoring programs for residents interested in starting their own business.

Residents would like new training centers to locate close to neighborhoods on surplus commercially-zoned sites. Residents have identified and prioritized the following types of training programs that they would like to see offered in the Cluster:

- ❖ Computer technology
- ❖ Skilled trades and construction
- ❖ Entrepreneurship
- ❖ Health care
- ❖ Service industry jobs

2. **Designate areas with existing industrial businesses as “In-Place Industrial Parks” to provide incentives for business retention.**

The City should designate and encourage the development of “In-Place Industrial Parks” in the following areas:

- ❖ Grinnell west of the City Airport
- ❖ The areas along Harper and Gratiot south of the City Airport

## ***Detailed Description of Policy/Programmatic Job Centers Reinvestment Priorities***

1. **Establish a jobs network that links community-based non-profits, training centers, schools and employers to identify and connect Cluster residents with jobs.**

The City should work with community-based organizations in the Cluster, training programs and Cluster employers to create a jobs network to identify and link residents to job openings in the Cluster.

2. **Prohibit undesirable businesses from locating or expanding in the Cluster.**

A number of undesirable uses are located in the Cluster. Residents do not want any of the following types of uses to locate in the Cluster or expand their current operations in the Cluster:

- ❖ Landfills and garbage disposal businesses
- ❖ Tow and car yards
- ❖ Incinerators - industrial or hospital-based incinerators
- ❖ Chemical plants
- ❖ Prisons

3. **Actively market the Cluster as an attractive business location.**

The City should actively market the Cluster as an attractive location for the following types of businesses:

- ❖ Retail/service businesses, including restaurants, retail stores and utility payment centers
- ❖ Technology-based industries
- ❖ Public administration (Secretary of State, City Government)

There is adequate heavy industrial development in the Cluster. Any new or expanded heavy industrial uses would damage the quality of life in the Cluster to a degree that would make the Cluster less attractive for the types of commercial and residential development described in the reinvestment recommendations.

4. **Work with the community to develop a Cluster-wide rezoning plan to restrict the development of new light and medium industrial businesses to appropriate areas of the Cluster.**

The Cluster has more manufacturing businesses than any other Cluster in the City and wants to confine industrial development to the following areas that already have substantial industrial uses or have been identified by the City as sites for industrial development.

- ❖ The Mt. Elliott corridor which runs from Eight Mile to I-94 and extends from Mound to Sherwood
- ❖ The I-94 Renaissance Zone
- ❖ The Lynch Road Renaissance Zone
- ❖ The Grinnell business area
- ❖ The area along Harper southwest of the City Airport

In addition, some residents would like to see the area around Van Dyke-Lynch-French used for industrial uses if the City Airport is expanded.

As stated above new industrial development should be limited to light and medium industrial uses so that the quality of life of the Cluster is not compromised.

5. **Reduce human health risks in the Cluster.**

The City should work with Cluster businesses and the Michigan Department of Environmental Quality to reduce human health risks in the Cluster by providing tax and financial incentives to industrial businesses to implement “waste minimization” and “pollution prevention” techniques. “Waste minimization” techniques allow businesses to decrease their costs by reducing their energy, water, raw materials costs while at the same time reducing the amount of pollution and hazardous waste they produce in the Cluster.